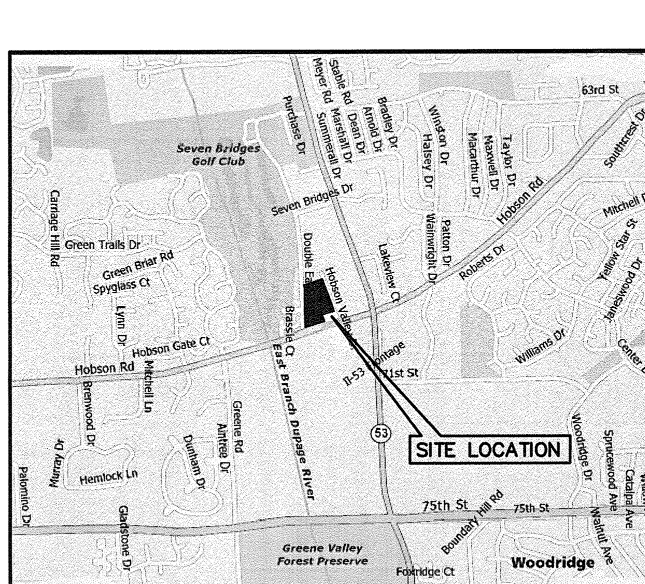
ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

LOT 1 IN L.I.D.P, BEING A RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 2004 AS DOCUMENT R2004-016691, IN DUPAGE COUNTY, ILLINOIS.

FLOOD STATEMENT

THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND WITHIN "OTHER FLOOD AREAS: ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL; CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0806H, HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2004.

NOTE: THE FLOOD ZONE LIMITS SHOWN HEREON ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

WARNING
CALL JULIE TOLL FREE 800-892-0123
CALL BEFORE YOU DIG
800-892-0123

ASSUMED MERIDIAN

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

SCHEDULE B EXCEPTIONS

[H] PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF HOBSON VALLEY RECORDED AS DOCUMENT R79-36371.

[I] GRANT OF EASEMENT, MADE BY AND BETWEEN DU PAGE BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1303, AND DU PAGE BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1808, AND VINCENT RUSSO AND SANDRA RUSSO, AS GRANTORS, AND THOMAS FIALA, GRANTEE, ATTACHED TO INSTRUMENT RECORDED JUNE 9, 1976 AS DOCUMENT R76-36294, AND CONTAINED IN DOCUMENT R78-36908 AND CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT R76-22061, WHEREIN THE GRANTOR THEREBY GRANTS TO THE GRANTEE, HIS HEIRS AND ASSIGNS, AS A PERPETUAL EASEMENT FOR THE PURPOSE OF DISCHARGING STORM WATER RUN-OFF ONTO, OVER, UPON AND ACROSS THE SERVIENT TENEMENT OF LOT 1 IN TERRI'S SUBDIVISION IN THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1968 AS DOCUMENT R68-6210, IN DU PAGE COUNTY, ILLINOIS.

NOTE: BY ASSIGNMENT OF EASEMENT RECORDED OCTOBER 12, 1978 AS DOCUMENT R78-98116, THOMAS FIALA THEREBY ASSIGNS HIS RIGHT, TITLE AND INTEREST IN THE ABOVE GRANT OF EASEMENT TO DOWNERS GROVE NATIONAL BANK, KNOWN AS TRUST NUMBER 78-119.

INFORMATION NOTE: THE "OPTION PROPERTY" REFERRED TO IN OPTION TO PURCHASE REAL ESTATE RECORDED JUNE 9, 1976 AS DOCUMENT R76-36294 IS NOT THE PREMISES IN QUESTION.

[J] GRANT OF EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY RECORDED JANUARY 31, 1990 AS DOCUMENT R90-13784, AND PARTIALLY RELEASED BY DOCUMENT R2002-036219, AFFECTING THE LAND AS FOLLOWS:

THE NORTHERLY 10 FEET OF THE WESTERLY 125 FEET OF THE EASTERLY 395 FEET (EXCEPT THE EASTERLY 8 FEET), ALSO THE WESTERLY 10 FEET OF THE EASTERLY 405 FEET OF LOT 4, AFORESAID, (EXCEPT THE NORTHERLY 170 FEET OF THE EASTERLY 226 FEET)

* [K] PLAT OF EASEMENT RECORDED MAY 6, 1991 AS DOCUMENT R91-051774, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A. AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1985 AND KNOWN AS TRUST NUMBER 110527, LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1988 AND KNOWN AS TRUST NUMBER 112747, COLONIAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 7, 1989 AND KNOWN AS TRUST NUMBER 1589 AND THE DUPAGE VALLEY STATE BANK, GRANTING A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PARKING, AND PUBLIC UTILITIES.

PARTIALLY VACATED BY FINAL PLAT OF SUBDIVISION OF L.I.D.P., RECORDED JANUARY 20, 2004 AS DOCUMENT R2004-016691.

[L] EASEMENT AGREEMENT RECORDED JUNE 21, 1991 AS DOCUMENT R91-076293 BETWEEN LASALLE NATIONAL TRUST, N.A. AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1985 AND KNOWN AS TRUST NUMBER 110527 AND DUPAGE VALLEY STATE BANK RELATIVE TO THE NON-EXCLUSIVE USE OF 14 PARKING SPACES.

[N] COVENANTS, RESTRICTIONS AND EASEMENT (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RELATING TO HOBSON VALLEY MASTER INDUSTRIAL ASSOCIATION RECORDED FEBRUARY 9, 1984 AS DOCUMENT R84-11310, RELATING TO THE CREATION OF HOBSON VALLEY MASTER INDUSTRIAL ASSOCIATION, A NON-PROFIT CORPORATION, AND ASSESSMENTS TO BE LEVIED; REGARDING THE RIGHTS OF OWNERS OF LOTS IN THE DIVISION OF PART OF LOT 5 IN HOBSON VALLEY RECORDED AS DOCUMENT R82-46011; PROVIDING FOR CERTAIN RIGHTS, EASEMENTS AND PRIVILEGES IN, OVER AND UPON THE DETENTION PARCEL; CREATING A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE PURPOSE OF DRAINAGE AND STORAGE OF STORM WATER OVER AND UPON THE DETENTION PARCEL AND CREATING CERTAIN RESTRICTIONS REGARDING THE TYPE OF BUILDINGS TO BE ERECTED ON SAID DETENTION PARCEL.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

[O] GRANT OF EASEMENT RECORDED MARCH 26, 1993 AS DOCUMENT R93-056998, MADE BY FIRSTAR DUPAGE BANK, AS TRUSTEE UNDER TRUST NUMBER 2908 TO VILLAGE OF WOODRIDGE, DUPAGE AND WILL COUNTIES, ILLINOIS, GRANTING AN EASEMENT OF INGRESS AND EGRESS UPON AND TO, AND RIGHTS TO KEEP, MAINTAIN, CONSTRUCT, IMPROVE, REPAIR, REPLACE OR REMOVE WATERMAINS.

[P] UTILITY EASEMENT IN FAVOR OF THE VILLAGE OF WOODRIDGE, AMERITECH, COM ED, NICOR, CABLE TELEVISION PROVIDERS AND OTHER UTILITY COMPANIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. R2004-16691.

[Q] EASEMENT FOR INGRESS, EGRESS AND PARKING, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT R2004-16691.

* THE PORTION OF THIS EASEMENT VACATED BY DOCUMENT NUMBER R2004-16691 IS NOT DEPICTED HEREON.

CERTIFICATION

TO: HOBSON DEVELOPMENT, LLC
TO: ROBERT BEAVERS
TO: THE NORTHERN TRUST COMPANY
TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON OCTOBER 26, 2006 AND THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
(i) "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 10 AND 11(A) OF TABLE A THEREOF, AND;
(ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN;
(iii) IN RELIANCE UPON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, POLICY NUMBER 1410 002700097 UL, AND HAVING AN EFFECTIVE DATE OF DECEMBER 22, 2006.

COMPASS LAND SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2007

BY: [signature] DATE: 1/29/07

IL PROFESSIONAL LAND SURVEYOR NO. 3585

LICENSE EXPIRES 11/30/08

(SEAL)

LEGEND

- FOUND IRON STAKE UNLESS OTHERWISE NOTED (HELD LOCATION)
- SET CONCRETE MONUMENT
- FOUND CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OHW — OVERHEAD ELECTRIC WIRES
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- COMMONWEALTH EDISON MANHOLE
- B/BOX
- SIGN
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- TELEPHONE MARKER
- WV — WATER VALVE
- GV — GAS VALVE
- SAN — SANITARY SEWER
- STM — STORM SEWER
- W — WATER MAIN
- G — GAS MAIN
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- 8" CONIFEROUS TREE W/APPROX. DIAMETER
- 18" DECIDUOUS TREE W/APPROX. DIAMETER (DRIP LINE SHOWN IS APPROXIMATE)
- CONCRETE SURFACE
- GRAVEL SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL

ABBREVIATIONS

F.E.S. = FLARED END SECTION
V.C.P. = VITRIFIED CLAY PIPE
D.I.P. = DUCTILE IRON PIPE
P.V.C. = POLYVINYL CHLORIDE
R.C.P. = REINFORCED CONCRETE PIPE
C.M.P. = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

STRIPED PARKING DATA

PARCEL 1
REGULAR SPACES = 175
HANDICAP SPACES = 4
TOTAL SPACES = 179

AREA SUMMARY
(TO HEAVY LINES)
349,160 SQUARE FEET
OR
8.016 ACRES
(BASED ON MEASURED VALUES)

Jan 25, 2007 – 16:19 Dwg Name: G:\Psdata\8000\8128\8128.05 – LTS Lot 1\8128.05LTS.dwg Updated By: RMilosicevic

1 OF 1

DRAWN BY: TFS
CHECKED BY: DW
DATE: 1-12-07
SCALE: 1" = 30'
PC: DW BK: 183 PG: 79
PROJ. NO.: 8128.05

COMPASS LAND SURVEYING LTD
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PREPARED FOR: LILLIG & THORSNESS, LTD.
1900 Spring Road, Suite 200
Oak Brook, Illinois 60523

PROJECT: L.I.D.P. SUBDIVISION
Lot 1

NO.	REVISIONS	DATE	BY
1	REVISED PER CLIENT REQUEST	01/25/07	RJM

G:\Psdata\8000\8128\8128.05 - LTS Lot 1\8128.05LTS.dwg, 1/29/2007 10:44:25 AM